

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		SUMMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KALOOSDIAN ROBERT A TRUSTEE			
Owner 2:	MYSTIC STAR REALTY TRUST			
Owner 3:				
Street 1:	43 MOUNT AUBURN STREET			
Street 2:				
Twn/City:	WATERTOWN			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02472	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 18,617 Sq. Ft. of land mainly classified as Store with a Fast Food Building built about 1979, having primarily Conc. Block Exterior and 1735 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	18617.000	357,200	28,100	796,000	1,181,300
Total Card	0.427	357,200	28,100	796,000	1,181,300
Total Parcel	0.427	478,400	28,100	796,000	1,302,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		680.86	/Parcel: 456.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	478,600	28100	18,617.	783,000	1,289,700	1,289,700	Year End Roll	12/18/2019
2019	325	FV	426,600	29200	18,617.	730,800	1,186,600	1,186,600	Year End Roll	1/3/2019
2018	325	FV	422,700	29200	18,617.	652,500	1,104,400	1,104,400	Year End Roll	12/20/2017
2017	325	FV	422,700	29200	18,617.	574,200	1,026,100	1,026,100	Year End Roll	1/3/2017
2016	325	FV	422,700	29200	18,617.	430,600	882,500	882,500	Year End	1/4/2016
2015	325	FV	389,200	30100	18,617.	391,500	810,800	810,800	Year End Roll	12/11/2014
2014	325	FV	389,200	30100	18,617.	391,500	810,800	810,800	Year End Roll	12/16/2013
2013	325	FV	389,200	30100	18,617.	391,500	810,800	810,800		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	PH	Patrick H
1/28/2014	Info Fm Prmt	EMK	Ellen K
3/10/2009	Meas/Inspect	197	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT
1/13/1999		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Total AC/HA: 0 42789	Total SF/SM: 18617	Parcel LUC: 325	Store	Prime NB Desc: COMM AVG	Total: 796,047	Spl Credit	Total: 796,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021



